

EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION
Minutes of Association Meeting - Zoom
February 7, 2022

Present:

Mike Lawlor, President
Peter Cerra, Vice President
Faye Arnett, Secretary
Mary Chludzinski, Treasurer
Gary Ryan, Trustee
Peter Boughton, Trustee
Anthony Reres, Trustee
Donna Styles, EPM

Mike called the meeting to order at 7:00 pm.

Approval of Minutes

Gary made a motion to approve the minutes of the January 10, 2022 Association Zoom meeting. Anthony seconded the motion; the board was polled and all approved. **Motion passed 6/0/1**

Financial

Mary reported that as of December 31, 2021:

Income	\$ 998,753
Expenses	\$ 989,788
Income over Expenses	\$ 8,965

Mary noted that these are unaudited figures for the year.

Pool

Faye spoke about opening the pool to residents only with monitors and a limited swimming schedule. She asked for volunteers to help monitor and noted that they may swim during their “shift” if monitoring is not needed.

Entrance Signs

Peter Boughton made a motion to spend no more than \$600 on replacing the letters missing from the Evergreen entrance signs. Gary seconded the motion; the board was polled and all were in favor. Mary C and Mike Lawlor abstained. **Motion passed 5/0/2**

Note: The total cost to replace four Rs is \$3,216. The association’s insurance company is covering all but a \$250 deductible. The sign company had to increase the original cost by \$400 which was not initially covered by the insurance coverage. The insurance company is submitting a supplemental claim to cover the additional cost, but the board wants to make sure that this work proceeds without further delay.

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Community Input

- There were concerns expressed about snow left behind cars during the last storm.
- The putting green.
- Faye answered several inquiries about the pool opening
- Someone asked what the monthly maintenance fee is used for.

The next meeting will be Monday, March 7, 2022 at 7:00 pm.

There being no further business, the meeting was adjourned.

Respectfully submitted by _____
Donna J Styles, Executive Property Management